

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

January 30, 2003

On January 30, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:40 p.m. for a presentation on the FY2002-2008 Capital Improvement Program (CIP). The presentation was given by Deputy County Executive Robert Stalzer and other members of his team, Martha Reed, Department of Management and Budget (DMB); Len Wales, DMB; and David Marshall, Department of Planning and Zoning.

Mr. Stalzer informed the Commissioners that the County Executive's Office has met with approximately 15 County agencies explaining and familiarizing them with the new features of the CIP process. He reviewed the categories and priority rankings and said that the CIP is a companion to the budget and will be closely in line with the County adopted comprehensive plan.

Mr. Stalzer and his team responded to questions from the Commissioners. In response to a question regarding how the FCRHA could influence the criteria, Mr. Stalzer replied that the FCRHA could contact the Planning Commission or individual members of the Board of Supervisors early in the process. He mentioned that he would be willing to return with more information should the FCRHA have further questions. Another alternative, he said, would be for the FCRHA to attend the scheduled public hearing on the process which will be held in six weeks.

After further discussion the Commissioners thanked the Deputy County Executive and his team for such a level of details and for making such a complex process understandable. The FCRHA Chairman mentioned that he was pleased to see revitalization on the CIP list.

Mary Stevens was asked to get copies of the CD-ROM from the Department of Management and Budget for the Commissioners once the budget is released.

The timeline for adoption of the Capital Improvement Program follows:

Feb 13	CIP/Planning Commission Committee Meeting
Feb 24	CIP Released (same day as release of the County Executive's FY 2004 Advertised Budget)
March 13	Planning Commission Workshop on CIP
March 20	Planning Commission CIP Public Hearing
April 3	Planning Commission CIP Mark-up
April 7, 8, 9	BOS CIP/Budget Public Hearings
April 21	Budget and CIP Mark-up by Board of Supervisors
April 28	Budget and CIP Adoption by Board of Supervisors

The presentation closed at 7:34 p.m.

The following Commissioners were present for a portion or all of the presentations: Conrad Egan, Ronald Christian, Willard Jasper, Charlen Kyle, Albert J. McAloon, Lee A. Rau, and

Joan Sellers.

CALL TO ORDER

The FCRHA Chair called the regular meeting of the FCRHA to order at 7:35 p.m. and apologized for starting a little late due to the extra time spent on the presentation.

PRESENT

Conrad Egan
Ronald Christian
Willard Jasper
H. Charlen Kyle
Al McAloon
Lee A. Rau
Joan Sellers

ABSENT

Kenneth Butler
Martin Dunn
John Kershenstein
Elisabeth Lardner

Also present at the meeting were Robert Stalzer, Deputy County Executive; Paula C. Sampson, Director, Department of Housing and Community Development (HCD); Mary A. Stevens, Deputy Director, HCD; Martha Reed, DMB; Len Wales, DMB; David Marshall, DPZ; Patricia Schlener, Director of Administration, HCD; David Bobzien, County Attorney; David Stroh, FCRHA Counsel; Kristina Norvell, Director of Public Affairs, HCD; Mike Finkle, Director of Housing Management Division, HCD; James Hall, Chief, Housing Services Branch, HCD; Curtis Hall, Director of Information Systems and Services, HCD; Linda Cushing, Senior Housing Services Specialist, Housing Management Division, HCD; Julie Herlands, Program Manager, Office of Revitalization, HCD; Stan Underwood, Director of Financial Management Division, HCD; Joe Maranto, Fiscal Administrator, Financial Management Division, HCD; Barbara Silberzahn, Chief, Relocation Services, HCD; John Payne, Acting Director, Design, Development and Construction Division, HCD; Anne Morrison, Asset Manager, HCD; Roberta Butler, Development Officer, Design, Development and Construction Division, HCD; Gordon Goodlett, Development Officer, Design, Development and Construction Division, HCD; James Bray, Senior Real Estate Finance Officer, Real Estate Finance and Grants Management Division, HCD; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization, HCD; Matt Slavin, Project Director, Office of Revitalization, HCD; Kay Robertson, Strategic Planner, HCD; Jodi Cienki, Administrative Associate, Housing Management Division, HCD; and Winifred A. Clement, FCRHA Assistant.

PUBLIC HEARING

The Chair opened the public hearing on the Public Housing and Housing Choice voucher Programs Annual Plan Update for Fiscal Year 2004 at 7:35 p.m.

Pam Gannon, Director of Planning and Site Development, Fairfax-Falls Church Community Services Board (CSB), extended thanks to the FCRHA and HCD on behalf of the CSB for the many services provided them over the years. She encouraged the FCRHA and HCD to continue to apply for all available subsidies, including Mainstream Vouchers for persons with disabilities and to continue to certify programs that have proven successful, such as the Supported Shared Housing program. Ms. Gannon commended FCRHA/HCD for their support of the community-wide planning team and asked them to continue to develop single room occupancy units such as Coan Pond. She thanked them for their continued support of the Continuum of Care and the Shelter Plus programs. Ms. Gannon also commended the FCRHA and HCD for the newly created HCD/CSB Property Management Committee, and particularly for concentrating on meeting the needs of persons with disabilities in the community.

Chairman Egan thanked Ms. Gannon for her comments and many challenges presented to the FCRHA and HCD and said the FCRHA looked forward to continued collaboration with the CSB.

Ms. Paulette Whiteside, Chairperson of the Resident Advisory Council (RAC) thanked the FCRHA for the great work it has done over the course of the year. She announced that her group has been meeting on the annual budget plan and will soon have a letter sent to HCD Director Paula Sampson. She noted that the RAC considers it a privilege working with the FCRHA and looks forward to meeting with and testifying before the FCRHA again after finalizing RAC's comments on the annual budget plan at its meeting on February 11. Chairman Egan invited Ms. Whiteside to the FCRHA March meeting to present the comments as approved by the RAC.

A motion was made by Commissioner Christian, seconded by Commissioner Jasper, that the FCRHA extend the public comment period for the FY 2004 FCRHA Public Housing and Housing Choice Voucher Annual Plan from January 31, 2003, until midnight of the March FCRHA meeting, and to continue the public hearing on the FY 2004 FCRHA Public Housing and Housing Choice Voucher Annual Plan until the March meeting to give people more time to submit comments and or testify in front of the FCRHA. A vote was taken after discussion, and the motion carried unanimously.

APPROVAL OF MINUTES

The Chair requested, and it was accepted, that the minutes of all three meetings be adopted under a single motion.

A motion was made by Commissioner Jasper, seconded by Commissioner Christian, to adopt the minutes of the December 12, 2002, January 13, 2003, and January 22, 2003 meetings as written. A vote was taken and the motion carried with the following abstentions:

December 12, 2002

Ron Christian
Albert McAloon
Joan Sellers

January 13, 2003

Conrad Egan
H. Charlen Kyle

January 22, 2003

Willard Jasper
Lee Rau
Joan Sellers

At this point, Chairman Egan recognized County Attorney David Bobzien in the audience.

Commissioners Egan and Christian explained that all the agenda items were discussed extensively during each committee meeting and therefore called for an acceleration of the discussion process.

ACTION ITEMS

1. RESOLUTION NUMBER 02-03

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA)
APPROVAL OF A LEASE AGREEMENT WITH THE RESTON ASSOCIATION TO
UTILIZE CERTAIN PROPERTY FOR THE REDEVELOPMENT OF THE
SOUTHGATE COMMUNITY CENTER (HUNTER MILL DISTRICT)

WHEREAS, a special community task force, composed of representatives from the Reston Association Board of Directors, Southgate and Stonegate communities, the Reston Community Center, Fairfax County Department of Housing and Community Development, Fairfax County Police Department, and area businesses, was established to formulate a plan to redevelop the Southgate recreation site owned by the Reston Association; and

WHEREAS, the Reston Association would convey site control, via title transfer or 99-year lease, of the Southgate site to the FCRHA or to Fairfax County; and

WHEREAS, the FCRHA would finalize development plans and finance the capital construction of the facility by issuing tax-exempt bonds backed by a long-term, triple-net lease with Fairfax County; and

WHEREAS, lease payments covering debt service on the bonds would be made subject to annual appropriations by the Board in a manner used to finance the Mott, Gum

Springs, and Bailey's Community Centers; and

WHEREAS, in the fall of 2002, Reston Association members approved the conveyance of land to the County; and

WHEREAS, on January 6, 2003 the Board of Supervisors approved the execution of a Memorandum of Agreement with the Reston Association to utilize the site for the establishment and operation of a new community center.

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Approves the execution of a Lease Agreement with the Reston Association to utilize certain property for the redevelopment of the Southgate Community Center; and
2. Authorizes the Chairman, Vice Chairman, and Assistant Secretary to execute any and all documents necessary to facilitate the development of the Southgate Community Center.

HCD Director Paula Sampson announced that some of the funding for this project came from CDBG funding and that residents of Westglade and Stonegate will also benefit from the project.

A motion was made by Commissioner Rau, seconded by Commissioner Jasper, to adopt Resolution Number 02-03. After discussion, a vote was taken, and the motion carried unanimously.

RESOLUTION NUMBER 03-03

AUTHORIZATION TO EXECUTE AN ARCHITECTURAL CONTRACT FOR THE SOUTHGATE PROJECT (HUNTER MILL DISTRICT)

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes the execution of an architectural contract with Miller Architects to provide architectural and related services for the Southgate Community Center, for the amount of \$130,482, plus a 10% contingency of \$13,000; and
2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate the design and development of the Southgate Community Center.

A motion was made by Commissioner Rau, seconded by Commissioner McAloon, to adopt Resolution Number 03-03. After discussion, a vote was taken, and the motion carried unanimously.

2. RESOLUTION NO. 04-03

AUTHORIZATION TO ENTER INTO A CONTRACT WITH ABT ASSOCIATES INC.
FOR THE PROVISION OF PROGRAM DEVELOPMENT ANALYSIS AND
IMPLEMENTATION STRATEGIES FOR MAGNET HOUSING

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) issued a Request for Proposals to identify a qualified firm to provide an analysis of job trends and unmet training needs, partnership opportunities and implementation strategies;

WHEREAS, a Selection Advisory Committee selected Abt Associates Inc. after review of the proposals and interviews with potential contractors; and

WHEREAS, Community Development Block Grant Funds have been budgeted for preliminary studies, design and land costs for the Magnet Housing program.

NOW, THEREFORE BE IT RESOLVED that the FCRHA provides authorization to enter into a contract with Abt Associates Inc. in the amount of \$99,900 as described in the action item approved by the FCRHA on January 30, 2003.

After explaining that Magnet Housing was a part of the discussion held at the last joint meeting of the Board of Supervisors and the FCRHA, Commissioner Christian made a motion, seconded by Commissioner Jasper, to adopt Resolution Number 04-03. After discussion, a vote was taken, and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 05-03

AUTHORIZATION TO INCREASE THE CONTRACT WITH
RINKER-DETWILER AND ASSOCIATES, P.C. FOR ENGINEERING
SERVICES FOR THE LITTLE RIVER GLEN III PROJECT (BRADDOCK DISTRICT)

WHEREAS, engineering plans and specifications, and other related services, are need to facilitate the development of Little River Glen III, the third and final phase of the Little River Glen complex; and

WHEREAS, a site plan needs to be 70% completed on or before March 14, 2003 to be submitted with a tax credit application.

WHEREAS, Rinker-Detwiler has had extensive involvement in the site planning and design of the Little River Glen campus; and has the capability and information to complete the site plan on time; and

WHEREAS, funding in the amount of \$61,900, plus a 10 percent contingency of \$6,200, is available in Fund 142, Community Development Block Grant.

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority:

1. Authorizes an increase in the Rinker-Detwiler and Associates, P.C. contract to provide engineering services for the Little River Glen III project; and

2. Authorizes its Secretary or any Assistant Secretary to enter into a contract, in the amount of \$61,900 for such services; and authorizes a 10 percent contingency of \$6,200 to cover associated costs.

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, to adopt Resolution Number 05-03. After discussion, a vote was taken, and the motion carried unanimously.

2.

RESOLUTION NUMBER 06-03

AMENDING THE SCHEDULE FOR FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY MEETING DATES FOR 2003

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority does hereby amend its 2003 meeting schedule for the March 2003 meeting from March 13 to March 6, 2003.

BE IT FURTHER RESOLVED that all regular meetings and the Annual Meeting of the FCRHA for January through December 2003 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time, on the following dates:

January	30	
March	6	Citizen Comment Time
April	24	
May	22	Citizen Comment Time
June	26	
July	31	Annual Meeting; Citizen Comment Time
September	18	
October	30	Citizen Comment Time
December	11	

Audrey Spencer-Horsley, HCD Housing and Community Developer IV, gave a brief explanation for the change in the meeting dates. She advised that the change would allow the FCRHA to consider approval of the CCFAC/FCRHA Working Advisory Group's recommendations on the One-Year Action Plan for 2004 and to forward its recommendation to the CCFAC prior to its meeting and action on the Plan scheduled for March 11, 2003.

A motion was made by Commissioner Sellers, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 06-03 changing the next FCRHA meeting from March 13 to March 6, 2003. A vote was taken after discussion, and the motion carried unanimously.

CONSIDERATION ITEMS

1. ANALYSIS OF REQUEST BY OWNER OF MODERATE INCOME DIRECT SALES (MIDS) UNIT (SPRINGFIELD DISTRICT)

A discussion was held regarding a MIDS owner's request made at the December 12, 2002 meeting that the FCRHA waive its right to repurchase her property located at 12241 Fairfield House Drive, #303B, Fairfax, Virginia, 22033.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA deny this request and not waive its right to repurchase because the MIDS owner was fully aware of the rules and restrictions placed on the unit before she purchased it. A vote was taken, and the motion carried unanimously.

2. ESTABLISHMENT OF MONTHLY CHARGES FOR AFFORDABLE DWELLING UNITS (ADU) AT SUNRISE OF McLEAN (DRANESVILLE DISTRICT)

HCD Director Paula Sampson introduced Messrs. Mark Bailey, Executive Director of Sunrise of McLean and Brian Williams of Sunrise Assisted Living. Commissioner Egan thanked them for their contribution to the community.

After a brief discussion, a motion was made by Commissioner Jasper, seconded by Commissioner Kyle, to accept the recommendation to establish monthly charges for Affordable Dwelling Units at Sunrise of McLean. A vote was taken after discussion, and the motion carried unanimously.

CLOSED SESSION

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, which the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for the following:

- Consultation with legal counsel and briefing by staff members pertaining to actual litigation, pursuant to Virginia Code Section 2.2-3711(A) (7), regarding matters relating to *Geraldine Hoffman v. Fairfax County Redevelopment and Housing Authority, Fairfax County, and Quantum Property Management*, U.S. District Court for the District of Columbia, Case No. 1:02CV02548, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the FCRHA;
- Discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose located in Fairfax County at 4612

Flatlick Branch Drive, Chantilly, VA 20151, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA ;

- Discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A) (3), of the acquisition of real property for a public purpose located in Fairfax County at 7804 Liberty Springs Circle, Alexandria, VA 22306, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken and the motion carried unanimously. The FCRHA went into closed session at 8:05 p.m.

REGULAR MEETING RESUMED

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that to the best of his knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken and the regular meeting resumed at 8:30 p.m.

A motion was made by Commissioner Jasper, seconded by Commissioner Sellers, that the FCRHA approve the recommendation to cure the default on the MIDS property located at 4612 Flatlick Branch Drive, Chantilly, VA 20151, and if not, authorize a bid for the property. A vote was taken after discussion, and the motion carried unanimously.

A motion was made by Commissioner Jasper, seconded by Commissioner Sellers, that the FCRHA approve the recommendation not to cure or purchase the MIDS property located at 7804 Liberty Springs Circle, Alexandria, VA, 22306. A vote was taken after discussion, and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – December 12, 2002
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – January 21, 2003
4. Minutes of the Revitalization and Redevelopment Committee Meeting – January 21, 2003 - *brief discussion*
5. Minutes of the Finance Committee Meeting – January 22, 2003
6. Minutes of the Planning and Development Committee Meeting – January 22, 2003
7. Monthly Affordable Dwelling Unit (ADU) Tracking Report – *brief discussion. Commissioner Egan stressed the importance of finalizing its decision on the proposed ADU policy.*
8. Report on Info Fest – *Commissioner Christian commended staff on the work done during Info Fest despite some obstacles, including location.*
9. Status of the Lewinsville Expansion Project (Dranesville District) – *brief discussion*
10. Summary of the Revitalization and Redevelopment Committee Observations on the FCRHA Revitalization Goals – *Commissioner McAloon reviewed the goals and thanked his colleagues for the three years they spent working on them. Commissioner Egan suggested that the CCFAC be taken into consideration since it is responsible for considering the recommendations for funding.*
11. FY 2002 Audited Financial Statement and Management Letter – *A brief presentation was given by Stan Underwood. Commissioners Egan and Christian thanked the HCD Financial Management Division for the excellent performance.*
12. Report on the Need for Affordable Rental and Ownership Housing – *brief discussion. The report will be presented at the March 6 FCRHA meeting. Commissioner Kyle also commended Mr. Hoffman for the report.*
13. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – February and March, 2003 – *brief discussion*

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Jasper, seconded by Commissioner Sellers, to adjourn the meeting at 9:30 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Conrad Egan, Chairman

Paula C. Sampson, Assistant Secretary